

ADMINISTRATIVE PERMIT REVIEW

Minutes of the May 7, 2003 Hearing

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An Administrative Permit Review hearing was scheduled for 9:00 a.m. on Wednesday, May 7, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Wendell Huffman, Applicant
Lisa Huffman, Applicant

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Plemel called the meeting to order at 9:00 a.m.

B. MODIFICATION TO THE AGENDA (1-002) - None.

C. PUBLIC COMMENT (1-003) - Mr. Plemel noted there were no other citizens present at the hearing.

D. PUBLIC HEARING:

AD-02/03-3 ACTION ON REQUEST FROM WENDELL W. AND LISA K. HUFFMAN TO ALLOW AN ADDITION TO AN EXISTING 1125 SQUARE FOOT SHOP STRUCTURE OF 672 SQUARE FEET, WHICH EXCEEDS 50% OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 5 DELTA CIRCLE, APN 008-581-11 (1-010) - Mr. Plemel reviewed the staff report and the application included in the agenda materials. He referred to the site plan, elevations, and color photographs provided by the applicants and included in the file materials. The applicants have indicated that the siding, materials, and colors will match the existing structure.

Mr. Plemel advised that notices were mailed to 30 property owners within 300 feet of the surrounding property as required by the Carson City Municipal Code. He noted a correction to the notice in that the structure is 64% of the primary structure rather than exceeding the primary structure by 64%. He advised that revised notices were not mailed because the notice overstated what was actually requested and no public comment has been received to date. Mr. Plemel advised that written comments were received from the City's Engineering and Parks and Recreation Departments and Sierra Pacific Power Company indicating no objection to the request. Mr. Huffman noted that the addition may not actually be 672 square feet.

Mr. Huffman acknowledged having reviewed staff's recommended conditions of approval and his agreement with them. He advised of speaking with an adjacent neighbor who expressed a concern regarding the structure "blocking his view." Mr. Huffman assured his neighbor that the roofline of the shop structure will not be any higher than that of the primary structure.

Mr. Plemel approved AD-02/03-3, an administrative permit application from Wendell and Lisa Huffman to allow an addition to an existing 1125 square foot shop structure of up to 672 square feet which exceeds 50% of the primary structure on property zoned single family one acre located at 5 Delta Circle, APN 008-

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581-11 based on the seven findings and subject to the six conditions of approval contained in the staff report. Mr. Plemel noted, for the record, that the approval was a final decision on the application, and reviewed the appeal process.

E. ADJOURNMENT (1-072) - Mr. Plemel adjourned the hearing.

The Minutes of the May 7, 2003 Administrative Permit Review hearing are so approved this _____ day of May, 2003.

LEE PLEMEL, Hearing Examiner